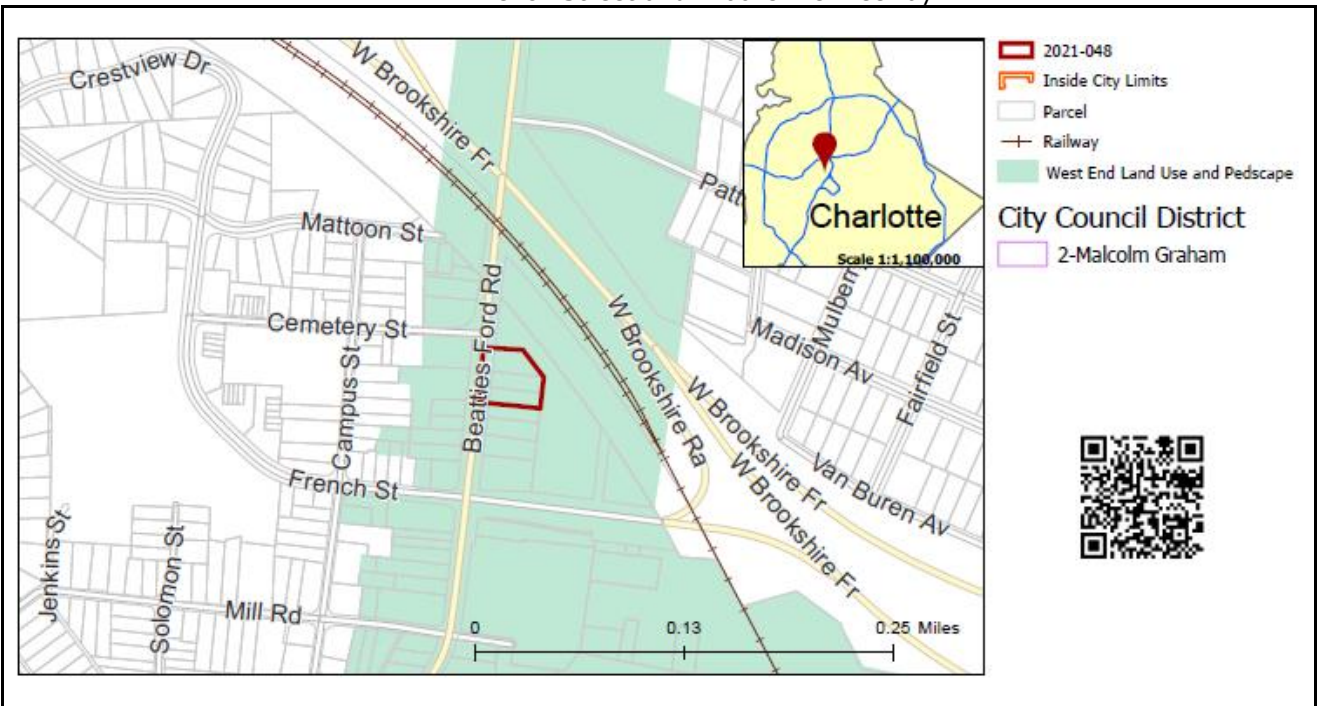


REQUEST

Current Zoning: B-1 PED (neighborhood business, pedestrian overlay)
Proposed Zoning: NS PED (neighborhood services, pedestrian overlay)

LOCATION

Approximately 0.65 acres located on Beatties Ford Road between French Street and Brookshire Freeway.



SUMMARY OF PETITION

The petition proposes to allow commercial uses and up to 12 single family attached dwelling units on a vacant parcel.

PROPERTY OWNER
PETITIONER
AGENT/REPRESENTATIVE

Barbara Waymer
The Drakeford Company
Robert Drakeford

COMMUNITY MEETING

Meeting is required and has been held. Report available online.
Number of people attending the Community Meeting: 6

STAFF
RECOMMENDATION

Staff does not recommend approval of this petition in its current form. Staff requests that the petitioner correct inconsistent language in the site plan regarding commercial land use. Staff could support the petition once this item is addressed.

Plan Consistency

The petition is **consistent** with the multi-family, office, retail land use recommendation for this site, as per the *West End Land Use and Pedscape Plan* (adopted 2005).

Rationale for Recommendation

- The site plan accompanying this petition includes conflicting language. The permitted uses note states that "The site may be devoted only to a residential community containing a maximum of fifteen (15) single-family attached dwelling units and any

incidental and accessory uses relating thereto that are permitted in the NS zoning district.” However, a note in the development data table states that commercial uses are allowed at the discretion of the petitioner.

- The proposed single family attached units complement the mix of uses in the Beatties Ford Road corridor, which include commercial, institutional, single family residential, and multifamily residential uses.
- The site is less than ¼ mile from a future Gold Line stop and in close proximity to bus stops for CATS Route 7. The petition is committing to constructing a CATS bus waiting pad onsite.
- The petition is committing to improving the Beatties Ford Road streetscape with an 8’ planting strip and 8’ sidewalk.

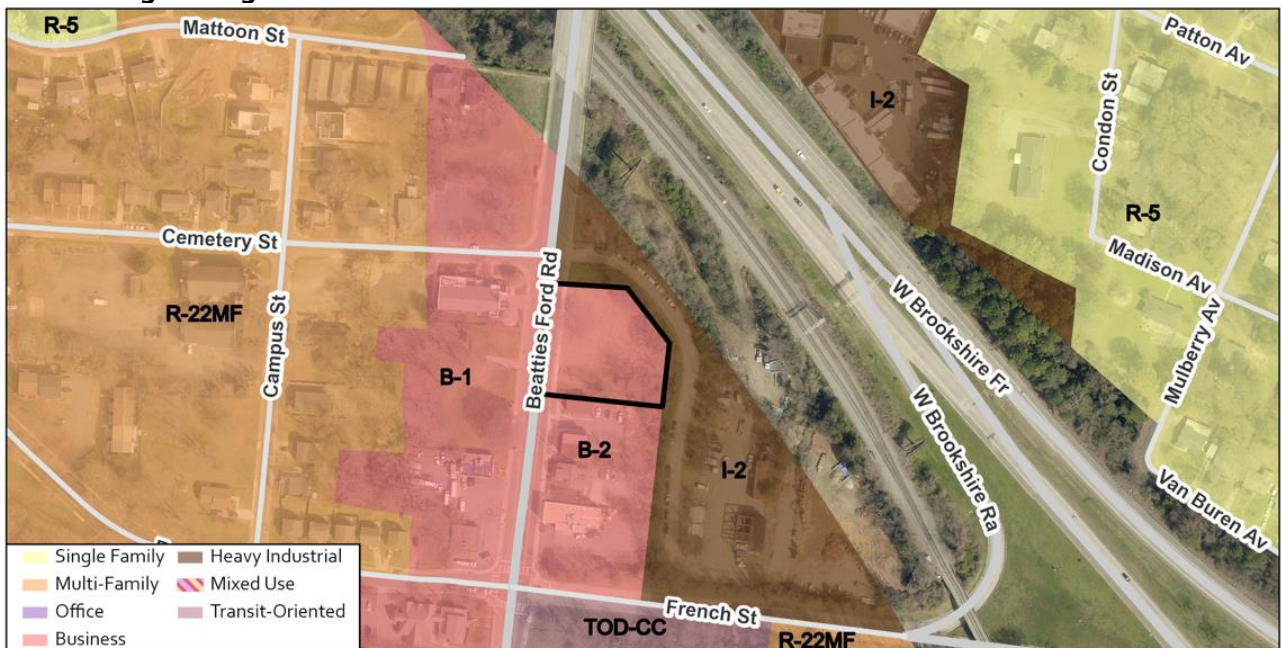
PLANNING STAFF REVIEW

• Proposed Request Details

The site plan accompanying this petition contains the following provisions:

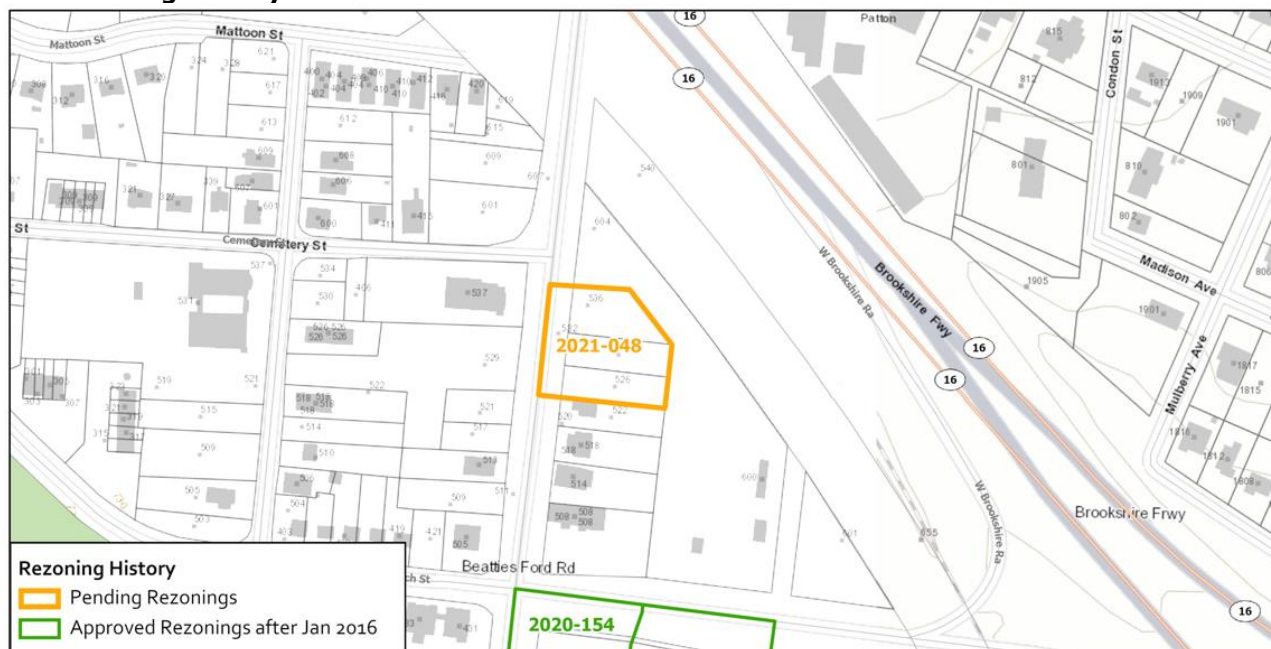
- Allows for the development of up to 15 single family attached dwellings at a density of 22 dwelling units per acre.
- Proposes alternate commercial uses at the discretion of the petitioner.
- Limits building height to 50’.
- Commits to implementing an 8’ planting strip and 8’ sidewalk along Beatties Ford Road with dedication of 16’ of right of way from back of curb.
- Commits to architectural standards including preferred building materials, usable porches and stoops, and blank wall limitations.
- Limits freestanding lighting fixtures to a maximum of 21’ in height and requires that they be fully shielded and downwardly directed.
- Proposes a CATS waiting pad along Beatties Ford Road.

• Existing Zoning and Land Use



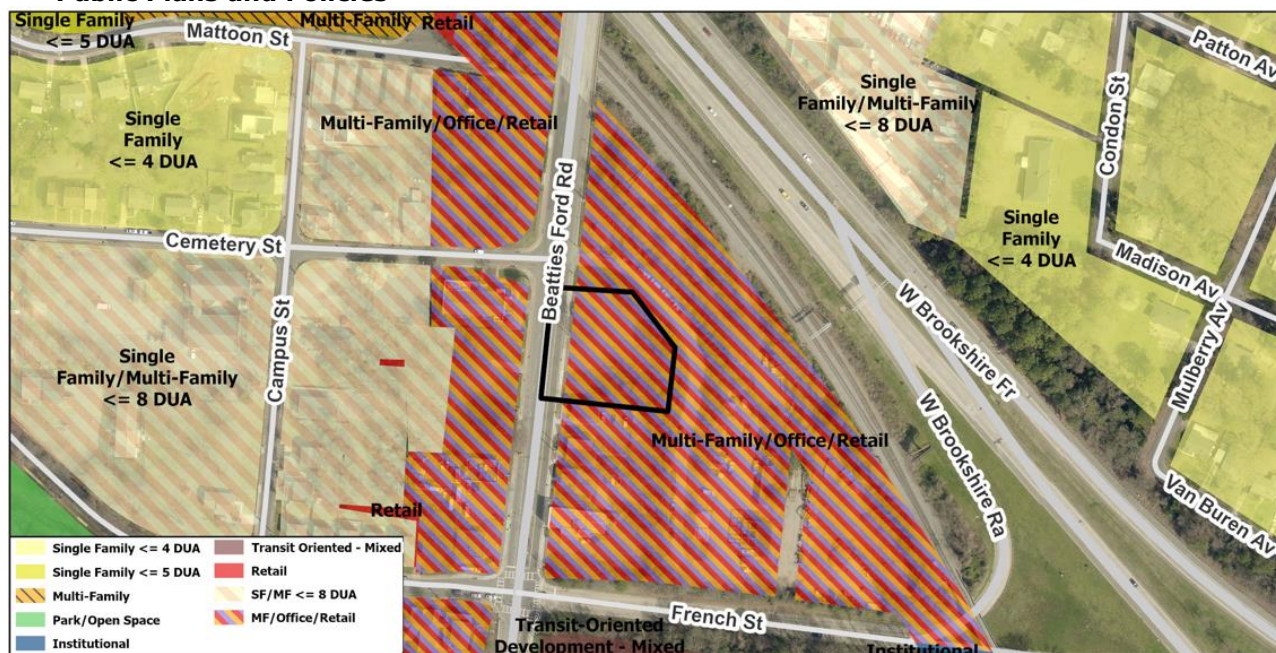
There are a range of different uses surrounding the site including commercial, institutional, single family residential, and multifamily residential uses.

• Rezoning History in Area



Petition Number	Summary of Petition	Status
2020-154	The petition rezoned 1.11 acres to allow for all uses permitted in the TOD-CC zoning district.	Approved

• Public Plans and Policies



- The West End Land Use and Pedscape Plan (adopted 2005) recommends multi-family/office/retail land uses for this site.

• TRANSPORTATION SUMMARY

- The site is located on Beatties Ford Road, a City-maintained major thoroughfare, just south of the Brookshire Freeway Overpass. This site is an active development project that is undergoing a rezoning to mitigate tree-save requirements. The petitioner has committed to constructing an 8-foot sidewalk in accordance with City Ordinances and WALKS policy, and the existing curb is installed at a location to implement a future buffered bike-lane in accordance with the City's BIKES policy. Site plan revisions are needed to meet ordinance requirements and/or the outstanding items including, but not limited to incorporating minor

technical clarifications on the site plan and dedicating right-of-way along Beatties Ford Road. Further details are listed below.

- **Active Projects:**
- CATS Gold Line: The CityLYNX Gold Line is a 10-mile (37 stop) streetcar system that is an integral part of the 2030 Transit Corridor System Plan and is being built in phases. The full streetcar line will connect all current and future rapid transit lines, including the LYNX Blue Line light rail, LYNX Silver Line light rail, LYNX Red Line commuter rail and provide a critical connection to the future Charlotte Gateway District and Multimodal Station.
 - Project Status: In Construction
- **Transportation Considerations**
 - See Requested Technical Revisions, Notes 4-5.
- **Vehicle Trip Generation:**

Current Zoning:

Existing Use: 0 trips per day (based on vacant land).

Entitlement: 940 trips per day (based on 6,500 SF of retail).

Proposed Zoning: 75 trips per day (based on 15 townhomes).

DEPARTMENT COMMENTS (see full department reports online)

- **Charlotte Area Transit System:** No outstanding issues.
- **Charlotte Department of Housing and Neighborhood Services:** No comments submitted.
- **Charlotte Department of Solid Waste Services:** See advisory comments at www.rezoning.org
- **Charlotte-Douglas International Airport:** No comments submitted.
- **Charlotte Fire Department:** See advisory comments at www.rezoning.org
- **Charlotte-Mecklenburg Historic Landmarks:** No comments submitted.
- **Charlotte-Mecklenburg Police Department:** No comments submitted.
- **Charlotte-Mecklenburg Schools:** The development allowed under the existing zoning could generate 3 students, while the development allowed under the proposed zoning may produce 1 student. Therefore, the net decrease in the number of students generated from existing zoning to proposed is 2.
 - The proposed development is not projected to increase the school utilization over existing conditions (without mobile classroom units) as follows:
 - Bruns Avenue Elementary at 77%.
 - Ranson Middle at 118%.
 - West Charlotte High at 96%.
- **Charlotte Water:** Water and sewer service is accessible for this rezoning boundary. See advisory comments at www.rezoning.org
- **City Arborist:** No comments submitted.
- **Erosion Control:** No comments submitted.
- **Mecklenburg County Land Use and Environmental Services Agency:** See advisory comments at www.rezoning.org
- **Mecklenburg County Parks and Recreation Department:** No comments submitted.
- **Stormwater Services Land Development Engineering:** No outstanding issues.
- **Storm Water Services:** No outstanding issues.
- **Urban Forestry:** No comments submitted.

OUTSTANDING ISSUES

Land Use

1. Remove note stating that commercial uses can be provided at the discretion of the developer..
2. Revise note #II (Permitted Uses) to state a maximum of 12 single family attached dwelling units as is shown on the site plan.

REQUESTED TECHNICAL REVISIONS

Site and Building Design

3. Revise note IV.6 to limit the maximum blank wall expanse to 20' as opposed to 30'.

Transportation

4. Revise site plan and conditional note(s) to commit to dedicate 45-feet of right-of-way from the Beatties Ford Road centerline. The site plan shall label and dimension the right-of-way from the road centerline.
 5. Add the Accela permit number call-out that references the opposing driveway that was previously approved across Beatties Ford Road, as provided within the turning movement exhibit.
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See Attachments (applications, department memos, maps etc.) Online at www.rezoning.org

Planner: Joe Mangum (704) 353-1908